

ASX announcement

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Australand secures residential infill sites in Melbourne and Sydney

Australand is pleased to announce it has secured a 20.5 hectare residential infill site in Burwood East, Melbourne and a 3.1 hectare residential infill site in Botany, Sydney for the combined development of over 1,200 dwellings. The two projects are estimated to have an end value of approximately \$850 million.

Middleborough Road, Burwood East, Melbourne

Australand has entered into a contract with Reading International for the purchase of a residential infill site in Burwood East for \$65 million. The purchase price will be paid by an upfront payment of \$6.5 million with the balance due on 31 December 2017.

Located approximately 20 kilometres east of the Melbourne CBD, the site benefits from multiple road frontages and, subject to planning approvals, is expected to deliver approximately 800 residential dwellings and a neighbourhood retail centre amongst parklands and community facilities.

The site is situated just 800 metres from the Group's recently completed Burwood project, which consisted of the development of 240 medium density dwellings and apartments.

Rod Fehring, Australand's Executive General Manager - Residential said, "Following an extensive due diligence period we are pleased to have secured another site in the established residential precinct of Burwood and we look forward to developing a community that complements and enhances the surrounding area."

While the project is subject to planning approvals, the master plan is expected to offer a variety of housing solutions, including medium density homes and apartments. The project is expected to deliver earnings from 2016.

Pemberton Street, Botany, Sydney

Australand has also entered into a development agreement to develop a residential infill site in Botany, approximately 10 kilometres south of the Sydney CBD. Development rights have been secured over the site through a development agreement with progressive payments being made in line with expected receipt of revenues.



The site forms part of an urban regeneration area and is within close proximity to public transport, retail precincts, community services, beaches and parklands. A master plan application for the development is currently before the Sydney East, Joint Regional Planning Panel and, subject to approval, the site is expected to yield at least 440 dwellings.

In relation to the Botany transaction, Mr Fehring said, "The project will be targeting the deepest segments of the Sydney market and, with planning approvals for the site well advanced, the project is expected to deliver earnings from 2017."

Commenting on both transactions, Australand's Managing Director, Mr Bob Johnston, said "Securing these two sites will allow us to further increase Australand's residential presence in the strong Sydney and Melbourne markets. Our medium density and built form capabilities allow us to target urban infill and regeneration sites such as these and unlock significant value for securityholders and local communities."

"With the continued strong performance of our existing residential projects, particularly in Sydney, and the upcoming commencement of new projects in Melbourne, Sydney and Perth, the Group's medium term outlook for the Residential division remains very positive and is further supported by these transactions," Mr Johnston added.

Issued by

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